

GOAL

HOUSING BLUEPRINT: AT A GLANCE-FY2011

NEED

- According to the most recent "Point in Time" survey conducted by Fairfax County, there were 1,730 people who were homeless counted in the community in January 2009.
- Need for 2,650 additional units/permanent housing opportunities for homeless individuals and families over 10 years to meet goal.
- Consistent with the Plan to Prevent and End Homelessness and the the work of the Housing Options Task Force there is a need to provide housing to 196 homeless households (68 individuals and 128 families), with a range of supportive service needs, in FY 2011.

EXISTING RESOURCES

To End Homelessness in 10 Years	To Provide Affordable Options to Special Needs Population	To Reduce the Waiting Lists in Half in Ten Years	To Increase Workforce Housing through Creative Partnerships and Public Policy
<ul style="list-style-type: none"> Rehabilitation or replacement of Lincolnia Assisted Living Provide affordable housing for large families with extremely low incomes Provide opportunities to senior citizens to rent out a portion of their homes to individuals in need of affordable housing who in turn can help the seniors stay in their homes Begin development now to ensure an on-going supply in FY12 and beyond by: <ol style="list-style-type: none"> completing Olley Glen Senior Housing begin predevelopment of Lewinsville Senior Housing. 	<ul style="list-style-type: none"> Approximately 12,500 households on FCRHA, 1,200 CSB and 100 on shelter waiting lists. Need to provide affordable rental assistance or affordable rental housing to 690 households in FY11 to meet goal. Begin development now to ensure an on-going supply in FY12 and beyond by: <ol style="list-style-type: none"> funding pre-development costs for North Hill support non-profit developers to acquire or develop a 100 unit tax credit property. 	<ul style="list-style-type: none"> Fairfax County will need 63,660 net new housing units affordable to households earning up to 120 percent of AMI based on projected job growth through 2025.* The county's economic vitality is "inextricably tied" to its response to the need for affordable workforce housing.* As of Oct. 2008, there were ~1,877 new Workforce Dwelling Units, ADUs, and Magnet Housing Units in the development pipeline; these units constitute 2.9% of the 63,660 new affordable workforce housing units needed in Fairfax County by 2025. 	
<ul style="list-style-type: none"> Non-profit continuum of Care Units (federal): singles 7 FCRHA Project-based Vouchers (federal): 18 CSB eligible singles, 34 families 52 FCRHA Tenant-Based Rental Assistance vouchers (federal): 15 singles, 6 families 21 FCRHA Family Unification Program vouchers (federal) 25 Conversion of non-profit owned transitional housing units: families 30 Additional non-profit acquisitions (federal): families 3 Wedgewood/ shared units: 10 CSB-eligible singles 10 	<ul style="list-style-type: none"> FCRHA completion of Olley Glen (federal/ county/ private) 90 Conversion group homes on West Ox Rd. to homes for very large families through county refunding and federal stimulus funds (federal/ county) 2 	<ul style="list-style-type: none"> FCRHA Housing Programs-turnover & attrition (federal) 250 Collaborative referral process with non-profit owners 50 Non-profit acquisitions through CHDO and NSP (federal) 26 	<ul style="list-style-type: none"> Workforce Policy Units coming on-line (private) 24 New ADUs (private) 39 Predevelopment of the Residences at the Government Center (private/county) Assistance to First-time Homebuyers (VHDA/federal) 50 Home Equity Loan and Silver Lining programs (federal) 35 Linked Deposits Mortgage Program (county) 50

ADDITIONAL RESOURCES

<ul style="list-style-type: none"> "Bridging Affordability" program- Rental subsidy: Long-term rental subsidies Acquisition of housing Short-term emergency assistance Operated through non-profits 18 individuals, 30 families 	<ul style="list-style-type: none"> Rehab/Replacement of Lincolnia Assisted Living 52 \$5,000,000 Lewinsville Senior Housing TBD 	<ul style="list-style-type: none"> "Bridging Affordability" Program (10% CSB-eligible) 364 \$3,276,000 North Hill** 67 \$7,000,000 	<ul style="list-style-type: none"> None
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ADDITIONAL COUNTY EFFORTS

<ul style="list-style-type: none"> Mondloch House: Renovation of facility to RSU -FY12 20 Family Units at Kate Hanley Shelter: Construction-Future 6 Identify opportunities for RSU development; example: as part of Baileys Revitalization (CSB-eligible)-Future Additional FCRHA project-based vouchers (CSB-eligible)-Future Seek partnerships-example: HomeAid Proffers from private developers 	<ul style="list-style-type: none"> Identify county surplus land for future needs-Future 	<ul style="list-style-type: none"> Tax exemption to developers providing housing affordable to households at 30% AMI or below-Future Proffers from private developers Support non-profit development of tax credit properties 	<ul style="list-style-type: none"> County policy to encourage workforce housing at Tysons and Wiehle Avenue- Future Future expansion at Crescent Apartments Adoption of SRO/RSU ordinance-FY11
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** North Hill would meet two goals: 20 rental units would address waiting lists; 47 homeownership would address workforce goal.

*Source: GMU Center for Regional Analysis